



SHORT PLAT
NO. SP14-_____
ISSAQUAH, WASHINGTON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

_____, A WASHINGTON LIMITED LIABILITY COMPANY

BY:
ITS:

STATE OF WASHINGTON }
COUNTY OF _____ }SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS _____, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____, 2014.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

LEGAL DESCRIPTION

LOT 1, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN06-00136, RECORDED UNDER RECORDING NO. 20071221900003, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

N88°03'44"W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22-44-6 PER THE CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN06-00136, RECORDED IN VOLUME 237 OF SURVEYS, PAGES 206 AND 207.

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE FILE NO. 2240607, DATED APRIL 14, 2014. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN COMMITMENT. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. ALL DISTANCES ARE IN FEET.

3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

AREA TABLE

LOT 1:	±38,557 S.F.	±0.89 ACRES
LOT 2:	±84,974 S.F.	±1.95 ACRES
TOTAL:	±123,531 S.F.	±2.84 ACRES

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY
OF _____ 2014, AT _____ M,
AT THE REQUEST OF _____

VOLUME: _____
PAGES: _____ TO _____

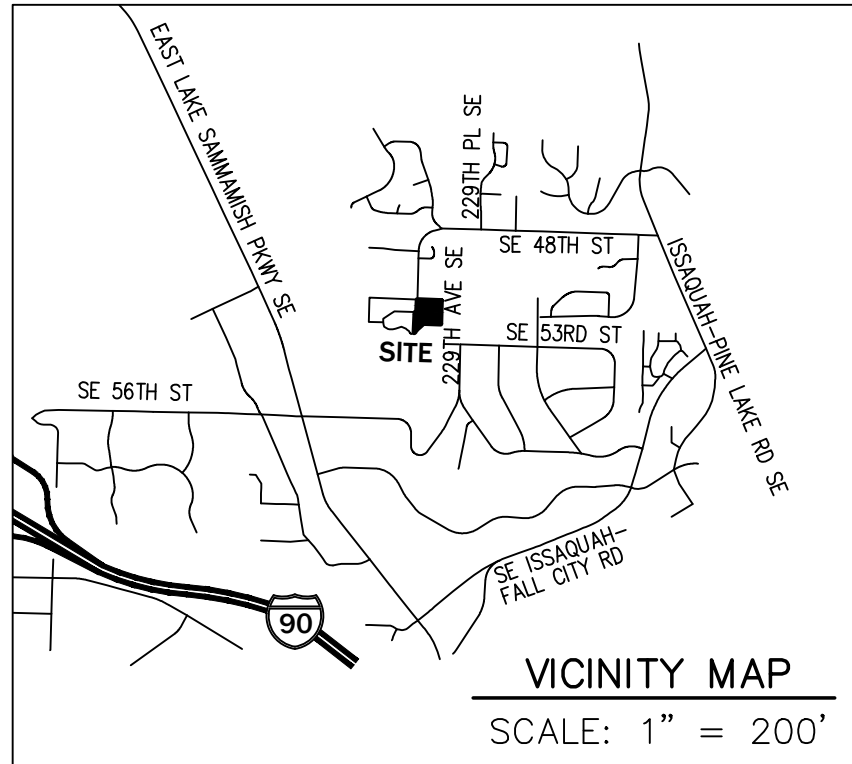
SUPERINTENDENT OF RECORDS

APPROVALS:
CITY OF ISSAQUAH

DSD PLANNER _____ DATE _____

DSD ENGINEER _____ DATE _____

DSD LAND DEVELOPMENT MANAGER _____ DATE _____



RESTRICTIONS

- THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, FOR SEWER, WATER AND PUBLIC FACILITIES OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY RECORDING NOS. 9307301617, 9811051363, 9901150609, 20040414002865, 20041201000040, 20060126001770, 20110106000751, 20110106000800, 20110106000801, 20110106000802, 20130917002142, 20130917002143, 20130917002144, AND 20120511001076..
- THIS SITE IS SUBJECT TO DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY RECORDING NO. 20130328001396.
- THIS SITE IS SUBJECT TO THE NORTHERN PACIFIC RAILROAD COMPANY RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS THERE AS DISCLOSED BY RECORDING NO. 114853.
- THIS SITE IS SUBJECT TO WEYERHAEUSER TIMBER COMPANY RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY RECORDING NO. 3577941.
- THIS SITE IS SUBJECT TO A PACIFIC NORTHWEST BELL TELEPHONE COMPANY EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN AS DISCLOSED BY RECORDING NO. 5945365. THE DESCRIPTION CONTAINED THEREIN IS INSUFFICIENT TO DETERMINE ITS EXACT LOCATION.
- THIS SITE IS SUBJECT TO A DEED OF CONSERVATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY RECORDING NOS. 9708041628 AND 20081121001189.
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY RECORDING NO. 9709171119.
- THIS SITE IS SUBJECT TO A PUGET SOUND ENERGY GAS PIPELINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN AS DISCLOSED BY RECORDING NO. 9803121634. THE DESCRIPTION CONTAINED THEREIN IS INSUFFICIENT TO DETERMINE ITS EXACT LOCATION.
- THIS SITE IS SUBJECT TO PUGET SOUND ENERGY ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY RECORDING NO. 9809151544.
- THIS SITE IS SUBJECT TO A BOUNDARY LINE ADJUSTMENT AND ITS TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS DISCLOSED BY RECORDING NO. 20071221900003.

REFERENCES

- CITY OF ISSAQUAH LOT LINE ADJUSTMENT PLN06-00135, AS RECORDED IN VOLUME 237 OF SURVEYS, PAGES 204-205.
- CITY OF ISSAQUAH LOT LINE ADJUSTMENT PLN06-00136, AS RECORDED IN VOLUE 137 OF SURVEYS, PAGES 206-207.

LAND SURVEYOR'S CERTIFICATE

This SHORT PLAT correctly represents a survey made by me or under my direction in conformance with state and county statutes in June, 2014.

Certificate No. 40021

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2014.

ASSESSOR _____

DEPUTY ASSESSOR _____

ACCOUNT NO. 212406-9081

RECORDING NO.

VOL./PAGE

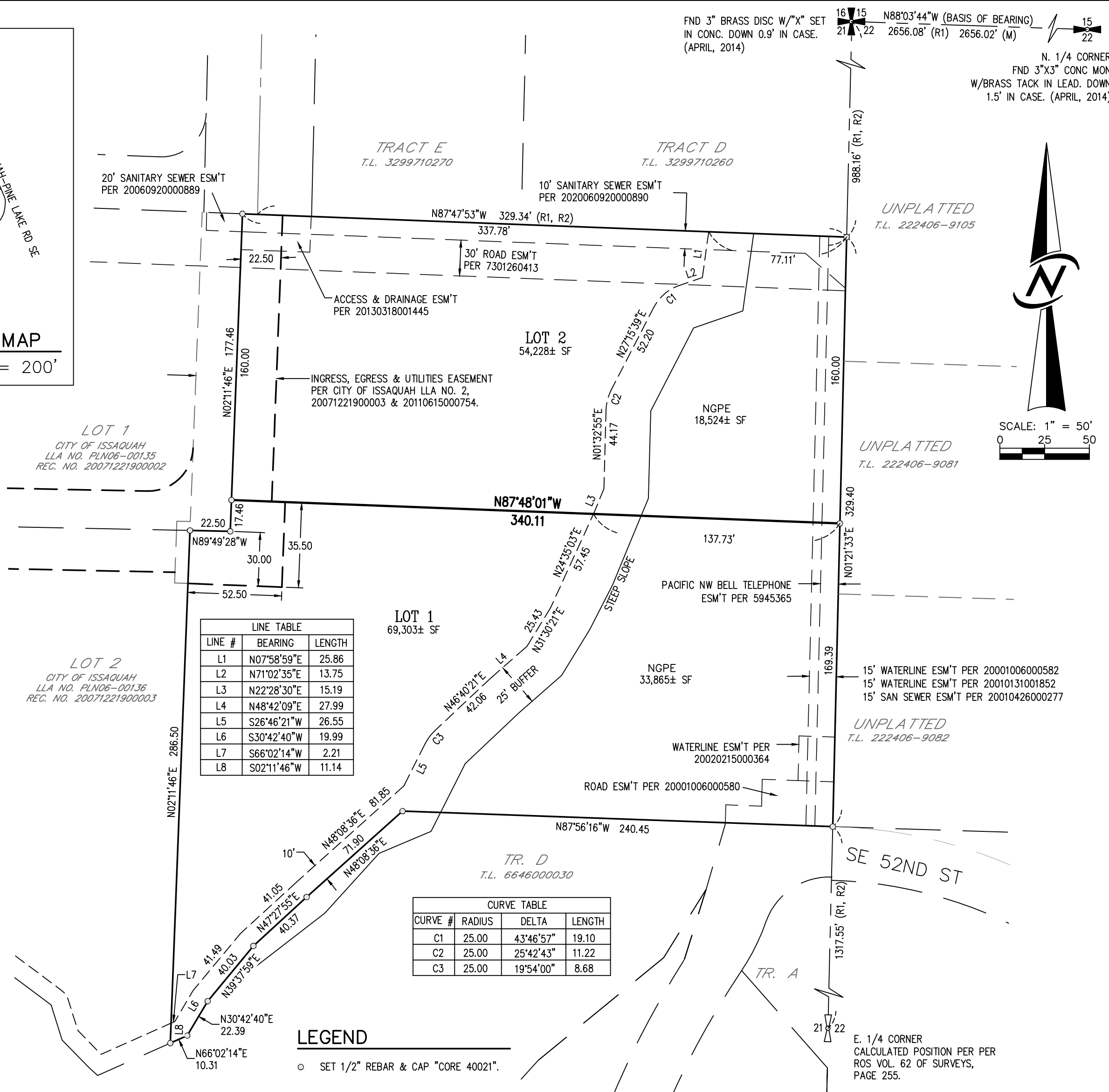
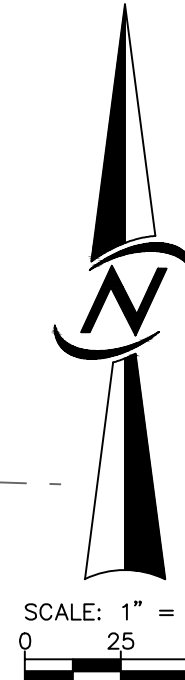
1 inch = 50 ft.

PORTION OF

THE NE 1/4 OF THE NE 1/4 OF SEC. 21, TWP. 24 N, RGE. 6 E, W.M.

FND 3" BRASS DISC W/"X" SET
IN CONC. DOWN 0.9' IN CASE.
(APRIL, 2014)

N 1/4 CORNER
FND 3"x3" CONC MON
W/BRASS TACK IN LEAD. DOWN
1.5' IN CASE. (APRIL, 2014)

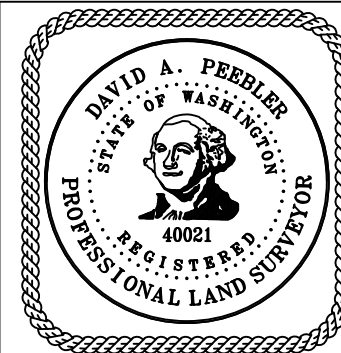


LEGEND

○ SET 1/2" REBAR & CAP "CORE 40021".



14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



HONJI PROPERTY

HIGH GROVE LLC, SHORT PLAT

DWN. BY DAP	DATE 06/09/14	JOB NO. 14003
CHKD. BY GXS	SCALE 1" = 50'	SHEET 1 OF 1